

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☒ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ APPEAL / PROTEST of...
 Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): AC ARCHITECT STUDIO PHONE: 505.299.1111
 ADDRESS: 700 ADAMS ST SE FAX: 505.349.4167
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: studio@acarchitectstudio.com

APPLICANT: DAVE BALLANTINE PHONE: 505.842.9406
 ADDRESS: 1601 YALE BLVD. SE FAX: 505.842.5326
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: ballantine@msa.com

Proprietary interest in site: _____ List all owners: PROJECT SHARE INC.

DESCRIPTION OF REQUEST: ZONE MAP AMENDMENT / SU-1 YCC + COMMON REPAIR
SITE PLAN FOR BUILDING PERMIT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 12, 11, 10 Block: 04 Unit: _____
 Subdiv/Addr/TBKA: CLAYTON HEIGHTS
 Existing Zoning: SU-2 YCC Proposed zoning: SU-1 YCC + COMMON REPAIR MRGCD Map No. _____
 Zone Atlas page(s): 6-15 UPC Code: 101505653923541604

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No
 No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 1.566 YALE
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTHEAST CORNER YALE & ANDERSON SE
 Between: GIBSON ANDERSON SE and CHATEAU SHAVEZ KATHRYN SE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team ☐. Date of review: _____

SIGNATURE [Signature] DATE 04.29.10
 (Print) DEVIN CANNADY (AGENT) Applicant ☐ Agent ☐

FOR OFFICIAL USE ONLY

- ☒ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☒ Site is within 1000ft of a landfill
☒ F.H.D.P. density bonus
☒ F.H.D.P. fee rebate

Application case numbers

ISEPC 40023
 ISEPC 40024

Action
REM
SBP
ADV
GME

Form revised 4/07

S.F. Fees 295.00
\$ 385.00
\$ 75.00
\$ 60.00
 Total
\$ 805.00

Hearing date June 10 2010

[Signature] 4-29-10
 Planner signature / date

Project # 1008326

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC16) **Maximum Size: 24" x 36"**
- ☐ **IP MASTER DEVELOPMENT PLAN** (EPC11)
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies.
 - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC15) **Maximum Size: 24" x 36"**

- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY** (EPC17)
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ TIS/AQIA Traffic Impact Study form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** (EPC01) **Maximum Size: 24" x 36"**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** (EPC02)

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

DEVIN CANNADY
Applicant name (print)

D. Cannady 04.29.10
Applicant signature / date



- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

10EPC - 40024

Form revised October 2007

4-29-10
Planner signature / date

Project # 1006326

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- ___ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - ___ Petition for Annexation Form and necessary attachments
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ BCC Notice of Decision for City Submittals
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

- ☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)
 - ☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)
 - ☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)
 - ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ___ Zone Atlas map with the entire plan area clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
 - ___ Fee for EPC final approval only (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

☒ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☒ Zone Atlas map with the entire property clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☐ AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)

☐ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ___ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ___ Plan to be amended with materials to be changed noted and marked
 - ___ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
 - ___ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ___ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ___ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.

Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Cricket Cannady for Devin Cannady
Applicant name (print)
DCannady
29 April 2010
Applicant signature / date



- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

10EPC - 40023

Form revised APRIL 07

Vu
4-29-10
Planner signature / date

Project # 1008326

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

D. King 0.29.10
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☐ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☐ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☐ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
 - ☒ 1. Location and typical dimensions, including handicapped spaces
 - ☒ 2. Calculations: spaces required: 8 provided: 15/13 (28 TOTAL)
Handicapped spaces (included in required total) required: 1 provided: 2
Motorcycle spaces (in addition to required total) required: 1 provided: 1
- ☒ B. Bicycle parking & facilities
 - ☒ 1. Bicycle racks, spaces required: 1 provided: 3
 - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
 - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
 - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
 - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
 - ☒ 2. Drive aisle locations, including width and curve radii dimensions
 - ☒ 3. End aisle locations, including width and curve radii dimensions
 - ☒ 4. Location & orientation of refuse enclosure, with dimensions
 - ☒ 5. Curb cut locations and dimensions
 - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
 - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
 - ☒ 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

3. Phasing

- ☒ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ☒ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements
- ☒ 6. Identify nature of ground cover materials
- ☒ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
- ☒ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
- ☒ C. Ponding areas either for drainage or landscaping/recreational use
- ☒ 7. Identify type, location and size of plantings (common and/or botanical names).
- ☒ A. Existing, indicating whether it is to be preserved or removed.
- ☒ B. Proposed, to be established for general landscaping.
- ☒ C. Proposed, to be established for screening/buffering.
- ☒ 8. Describe irrigation system – Phase I & II . . .
- ☒ 9. Backflow prevention detail
- ☒ 10. Planting Beds, indicating square footage of each bed
- ☒ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☒ 12. Responsibility for Maintenance (statement)
- ☒ 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- ☒ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☒ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ☒ 16. Planting or tree well detail
- ☒ 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- ☒ 1. Scale - must be same as Sheet #1 - Site Plan
- ☒ 2. Bar Scale
- ☒ 3. North Arrow
- ☒ 4. Property Lines
- ☒ 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas
- ☒ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
 - ☒ 1. Identify facade orientation (north, south, east, & west).
 - ☒ 2. Facade dimensions including overall height and width
 - ☒ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - ☒ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- ☒ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: DEVIN CANNADY DATE OF REQUEST: 04/28/10 ZONE ATLAS PAGE(S): 6-15

CURRENT:

ZONING SU-2 YCC

PARCEL SIZE (AC/SQ. FT.) 1.5 ACRES

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SECTOR PLAN ☐

SITE DEVELOPMENT PLAN:

COMP. PLAN ☐

ZONE CHANGE ☐

A) SUBDIVISION ☐

BUILDING PERMIT ☒

AMENDMENT ☒

CONDITIONAL USE ☐

B) BUILD'G PURPOSES ☐

ACCESS PERMIT ☐

C) AMENDMENT ☐

OTHER ☐

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: (2) BUILDINGS

BUILDING SIZE: 7,205 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE D. Cannady

DATE 04-28-10

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☐

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

TRAFFIC ENGINEER [Signature]

DATE 4-28-10

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☒

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT [Signature]

DATE 04-28-10

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE

Revised June 27, 2005



October 6, 2009

City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Appointment of Architect of Record

To whom it may concern

This letter hereby serves as notice of appointment of agency of

Devin Cannady Architect Studio
300 Adams Street SE
Albuquerque, NM 87108
Phone: 505.299.1111

For representation in all matters pertaining to the property presented to the City of Albuquerque having the following descriptions

Address -

1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal -

Lots 10, 11 & 12, Block 4
Clayton Heights Subdivision, Albuquerque, NM

This appointment of agency shall remain in full force and effect until further written notice is provided.

Elizabeth Kaplan 10.8.09
Client / Representative Signature Date

Executive Director
Representative Title

April 29, 2010

Re: Sandia Collision - Resolution 270 - 1980 Justification

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal Description: Lot 12, Block 4, Clayton Heights Subdivision

The purpose of this letter is to provide an explanation and justification supporting the request for a zone change and approval for a site plan for building permit for the proposed Sandia Collision facility. Sandia Collision currently resides adjacent to the site at 1601 Yale Blvd (Southwest corner of Yale & Anderson). The proposed site consists of approximately .5 acre located on the Northwest corner of Yale & Anderson at the address listed above. The subject site is located within the Clayton Heights Neighborhood which is situated within the South Yale Sector Development Plan (SYSDP). The Comprehensive Plan designates the site as Established Urban. Current zoning is defined as SU-2 YCC as described in the South Yale Sector Development Plan.

Sandia Collision provides collision repair services on a wide range of automobiles and is a certified Lexus repair facility. They currently hold accounts with major insurance agencies including farmers, state farm, progressive, 21st century & travelers. The business has been located within the Clayton Heights Neighborhood since its inception in 1986. The owner (Dave Ballantine) has lived in the community for over 15 years and is an active member of the Clayton Heights neighborhood association.

Prior to the adoption of the SYSDP, the property was zoned C-2 and allowed collision repair use at the site. The SYSDP altered the use by means of an exception as stated in the SU-2 YCC zone. Due to the revised zoning designation, Sandia Collision became landlocked, thus impairing its possibilities for expansion. The land is currently occupied by Project Share, a not for profit food bank serving the hungry and homeless in and around the neighborhood. The proposed development would relocate the project share facility.

We believe the zone amendment is justified per the resolution 270 - 1980 policies:

- A. The proposed zoning amendment is consistent with the health, safety, morals, and general welfare of the city by generating a safe active working environment utilizing city standards for a quality development. Many of the vacant tracts along Yale have drainage issues due to vacant undeveloped parcels. The proposed development would eliminate drainage issues by regrading the parcel and providing controlled flow as approved and designed per the City of Albuquerque standards.
- B. The SU-1 for YCC uses inclusive of collision repair would assist in stabilizing the area by providing a higher more suitable use at the proposed location. The existing adjacent facility consists of collision repair, thus the proposed parcel zoning would be in coherence with the existing use.
- C. The proposed use is in accordance with applicable goals and policies as set forth in city plans:

Policy Analysis

Comprehensive Plan Policies for Established Urban Areas

Policy 5a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses....

Implementation

There are currently 2 additional facilities which provide collision repair services within the Clayton Heights community. The proposed collision repair facility is a valuable asset which will provide employment and services for the community.

Policy 5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Implementation

The facilities proposed layout is consistent with ensuring a minimal impact of the development onto the adjacent neighbors. The single story building height and secure rear yard provide the adjacent neighbors security and privacy to their backyards. Pedestrian oriented street edges with a transportation shelter, will further enhance the public sector.

Policy 5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Implementation

The subject site is surrounded by established urban land and will rely on existing infrastructure and services. The proposed use provides a minimal negative impact to the integrity of the neighborhood in comparison to possible development criteria as set forth by the SYSDP. The site has excellent access to Gibson & Caesar Chavez as well as a close proximity to the Albuquerque Sunport which serves the facilities client base.

Policy 5g: Development shall be carefully designated to conform to topographical features....

Implementation

The subject site slopes from East to West varying approximately 5-7 feet. Many of the areas undeveloped parcels generate drainage related issues due to free run-off. The proposed development eliminates drainage issues and their respective impacts on adjacent neighborhood properties by implementing controlled engineered drainage conditions.

Policy 5i: Employment and service areas shall be located to compliment residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Implementation

New generation Collision Repair facilities provide cleaner, healthier environments than past facilities for both the employees and neighborhoods.

Noise - The facility perform all of their services behind closed doors within the confines of the building envelope. The exterior is used for parking of vehicles and circulation, no exterior storage is proposed for the development.

Lighting - The facility operates from 8:00am - 6:00pm, thus external lighting is limited to minimal security lighting. A landscape buffer consisting of trees and a solid wall is proposed to minimize impacts of lighting into adjacent properties.

Pollution - The facility is regulated by the Environmental Health Department and requires no special permits for the exhausting of paint booths.

Traffic - The facility has a low traffic impact, much lower than the development criteria of the SYSDP. The proposed concept generates a much higher parking allowance than the 1 space per 1000 s.f. allowance by the SYSDP.

The impacts of the Sandia Collision facility are far less than those which are allotted in the SYSDP. The proposed development assists to minimize outward impacts into surrounding neighborhoods and buffer the adjacent neighbors from proposed high density large scale developments as described in the SYSDP.

Policy 5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas....

Implementation

Prior to the adoption of the SYSDP, the property was zoned C-2 and allowed collision repair use on the property. The SYSDP altered the use by means of an exception as stated in the SU-2 YCC zone. Due to Sandia Collisions long standing ties to the neighborhood, the facility should be allotted approval for the use type by means of approval for SU-1 for Collision Repair. The SYSDP has landlocked Sandia Collision generating no possibility for expansion without approval of the SU-1 designation.

Policy 5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Implementation

The proposed development desires to conform to guidelines set forth in the SYSDP by generating a pedestrian oriented facility working to compliment the proposed transportation objectives. The facility proposes to provide a bus shelter and pedestrian court to support public transportation efforts and provide an adjacent amenity for the neighborhood.

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Implementation

The facility has been designed to provide a unique and identifiable property within the Clayton Heights community. Significant efforts have been made to ensure that facility has a strong pedestrian oriented relationship to Yale Blvd. and that patrons are provided transit amenities which assist to generate character within the facility.

Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Implementation

The minimal proposed building height enhances the single story development within the area. Multi-story live/work facilities would provide a much more intense impact on neighborhood views. The building facades are being designed to add character and enhance the streetscape, providing a vibrant and eclectic project which embraces collision repair and integrates its use into the neighborhood.

Policy 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Implementation

The development intent is to bridge the gap between how neighborhoods view collision repair services and provide an example of an exemplary facility which enhances the neighborhood and provides an amenity to the area.

Policy II.C.1: Environmental Protection & Heritage Conservation - Air Quality Goal

Implementation

The integration of the facility into an established urban area promotes the use of public transportation to and from the facility. This is a very important amenity for a facility which tailors to clients dropping off their vehicles, thus in need of transportation services.

Policy II.C.8: Environmental Protection & Heritage Conservation - Developed Landscape Goal

Implementation

The proposed development incorporates landscaping and site improvements throughout to assist in controlling dust and water erosion, thus providing a pleasing visual environment.

Policy II.C.9: Environmental Protection & Heritage Conservation - Community Identity & Urban Design Goal

Implementation

The subject site encourages and promotes pedestrian connectivity through its perimeter pedestrian oriented streetscape.

South Yale Sector Development Plan Policies for SU-2 YCC

Goal 2.1: Develop South Yale into a Retail/Commercial destination with local identity to serve local needs.

Implementation

There are a limited number of collision repair facilities located within the SYSDP, thus the existing facilities need support to keep them active.

Goal 2.2: Develop South Yale into an enjoyable entertainment and hospitality destination which is an inviting, comfortable and easy to use environment for tourists and sports enthusiasts as well as residents.

Implementation

The integration of the facility into an established urban area promotes the use of public transportation to and from the facility. This is a very important amenity for a facility which tailors to clients dropping off their vehicles, thus in need of transportation services. Pedestrian oriented street edges with a transportation shelter, will further enhance the public sector.

Goal 2.3: Develop South Yale as a healthy neighborhood which is safe, clean, and walkable with a vibrant mixed-use economic area that promotes community ownership.

Implementation

The proposed facility enhances the neighborhood by providing an amenity which can be highly regulated within an SU-1 for Collision Repair Services zone designation. The design will promote a walkable environment taking advantage of rear lot parking and access along with the enhanced street-scape and street-front parking as promoted in the SYSDP.

Goal 2.4: Develop South Yale with a public setting that reflects New Mexico, is family friendly, and an easy and attractive place to conduct business for all populations.

Implementation

The proposed development intends to blend collision repair services into a creative and energetic development encompassing the spirit of New Mexico. The facility will be developed utilizing creative out-of-the-box design conforming to the design criteria as set forth in the SYSDP.

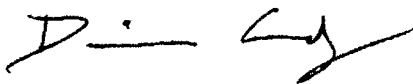
D. The existing zoning as defined by the SYSDP is extremely restrictive allowing only commercial and retail live/work uses. This re-zoning of the parcels has been set in place to alter the conditions of the neighborhood. We believe the zone amendment to SU-1 is justified in order to keep active businesses

in the area rather than running them out. Without the possibility of expansion, Sandia Collision is landlocked and unable to expand to become a more profitable business. Altering the zone designation and allowing Sandia Collision to expand to a more active facility will enhance the development policy and generate the desired activity and new development desired along the Yale blvd. corridor.

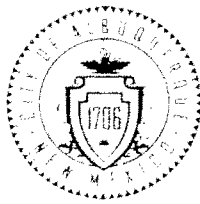
- E. We strongly believe the proposed use and site layout will provide an amenity to the adjacent property owners abutting the property. The site layout proposes a single story commercial building with a secure rear yard and landscape buffer to the adjacent parcels. The proposed layout will generate security by means of limited accessibility to the rear alleyway and a less dense and more private use than that allowed in the SYSDP. We believe the private use will be much more in line with the residential component than the proposed multi-story residential units that could be developed and generate a more secure area than the proposed parking easement and access isle.
- F. The proposed project is utilizing private funds for the development and thus would not require capital expenditures by the City. Rather, the development would spur growth and add jobs and revenue to the City via construction and business capital via development criteria.
- G. The request is being made due to Sandia Collisions existing location and not due to land costs or economic considerations.
- H. Yale blvd. has proven to be an active automotive strip within the City as existing automotive facilities are prevalent in the area. The recent zone change is intentionally altering this configuration, which will in turn run the original facilities out of the area in order to change the character of the strip.
- I. The proposed SU-1 zoning exists within the SYSDP thus is justified as an applicable zoning designation. This amendment request retains the YCC use designations and asks for removal of the automotive repair exclusion. There are several parcels along Yale blvd. that have kept their automotive use due to existing use at the time of the re-zone policy, thus there is strong justification for the zone amendment.

While collision repair may not be the high density mixed-use development as proposed by the SYSDP, we believe Sandia Collision's long standing relationship within the community will allow the opportunity for this thriving business to expand its facility. The design intent is to generate a unique, identifiable property within the Clayton Heights community that will stand as an exemplary example of blending mixed-use developments into a local community. Collision repair should not be an excluded use within the sector plan, rather the intent of and SU-1 zone should be implemented to the subject site in order to control the design parameters, keeping them in line with the intent of the SYSDP.

Sincerely,



Devin Cannady
Principal - dC Architect Studio



City of

Alb

P.O. Box 1293, Albuquerque, NM 87103

April 28, 2010

Devin Cannady
DC Architect Studio
300 Adams St. SE/87108
Phone: 505-299-1111/Fax: 505-349-4167

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Devin:

Thank you for your inquiry of November 30, 2009 requesting the names of ALL Neighborhood and/or Homeowner Associations and Coalitions who would be affected under the provisions of O-92 by your proposed project at (EPC SUBMITTAL) LOTS 10, 11 AND 12, BLOCK 4, CLAYTON HEIGHTS SUBDIVISION, LOCATED ON 1515 YALE BOULEVARD SE BETWEEN KATHRYN AVENUE SE AND ROSS AVENUE SE Zone Map: L-15.

Our records indicate that the Neighborhood and/or Homeowner Associations and Coalitions affected by this proposal and the contact names are as follows:

CLAYTON HEIGHTS/LOMAS DEL CIELO N.A. (CHL) "R"
Isabel F. Cabrera, 1720 Buena Vista SE/87106 242-4494 (h)
Lee Graham, P.O. Box 27543/87125 243-8433 (h)

KIRTLAND COMMUNITY ASSOC. (KCA) "R"
Vincent Baty, 1924 Sunshine Terrace SE/87106 842-1780 (h)
Barbara Williams, 1401 Alamo SE/87106 242-6476 (h)

VICTORY HILLS N.A. (VHL) "R"
John C. Barnes, 1805 Princeton Dr. SE/87106 281-0745 (h) 507-3914 (c) 846-2706 (w)
Chris Fairchild, 2931 San Rafael SE/87106 268-5650 (h)

DISTRICT 6 COALITION OF N.A.'S
Nancy Bearce, 600 San Pablo St. NE/87108 254-7841 (h)
Claude L. Lewis, 465 Jefferson NE/87108 266-1597 (h)

Letter to Devin Cannady
DC Architect Studio
April 28, 2010
Page 2

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cityofdenver.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department
planningrnaform(05/22/08)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**



DEVIN CANNADY
ARCHITECT STUDIO
studio@dcarchitectstudio.com
www.dcarchitectstudio.com

April 28, 2010

Clayton Heights / Lomas Del Cielo N.A. (CHL)

Attn: Isabel Cabrera

1720 Buena Vista SE

Albuquerque, NM 87106

Re: Neighborhood Notification Letter

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal Description: Lot 12, Block 4, Clayton Heights Subdivision

This letter is to inform you that an application for a Zone Map Amendment and Site Plan for Building Permit will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about April 29th, 2010. The City's review process typically takes 5-10 business days to complete.

The specifics of the project are as follows:

The project consists of the expansion of the Sandia Collision facility located at 1601 Yale Blvd. SE. The expansion is proposed to take place on 3 parcels of land located on the Northwest corner of Yale & Anderson. The site would consist of .5 acre property combining 3 existing .16 acre parcels into a single parcel.

The proposed parcel falls within the South Yale Sector Development Plan (SYSDP) approved by City Council in January 2009. The site is currently zoned SU-2 YCC which excludes automotive repair services. We are proposing a zone change to SU-1 for YCC uses inclusive of collision repair services. Application of SU-1 zoning will allow the neighborhoods to have input into development criteria to assure they are receiving the type and quality of project desired.

Sandia Collision is in need of an expanded facility, but has become landlocked due to the City's imposed zoning via the SYSDP re-zoning guidelines. We believe that based on Sandia Collision's long standing relationship within the community the expansion of the existing facility warrants this request for zone amendment for the respective parcel.

We strongly believe the proposed facility expansion will be amenity within the community and thus stem growth as proposed by the SYSDP. If you have any questions regarding the proposal or would like to setup a meeting to discuss the development parameters please feel free to contact me for further discussion.

Sincerely,

Devin Cannady
Principal - DC Architect Studio



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ARCHITECT STUDIO
studio@dcarchitectstudio.com
www.dcarchitectstudio.com

April 28, 2010

Clayton Heights / Lomas Del Cielo N.A. (CHL)

Attn: Lee Graham

P.O. Box 27543

Albuquerque, NM 87125

Re: Neighborhood Notification Letter

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal Description: Lot 12, Block 4, Clayton Heights Subdivision

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Sincerely,

Devin Cannady
Principal - DC Architect Studio



DEVIN CANNADY
ARCHITECT STUDIO
studio@dcarchitectstudio.com
www.dcarchitectstudio.com

April 28, 2010

Kirtland Community Association (KCA)

Attn: Vincent Baty

1924 Sunshine Terrace SE

Albuquerque, NM 87106

Re: Neighborhood Notification Letter

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal Description: Lot 12, Block 4, Clayton Heights Subdivision

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Principal - DC Architect Studio



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studio@dcarchitectstudio.com
www.dcarchitectstudio.com

April 28, 2010

Kirtland Community Association (KCA)

Attn: Barbara Williams

1401 Alamo SE

Albuquerque, NM 87106

Re: Neighborhood Notification Letter

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

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Devin Cannady
Principal - DC Architect Studio



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ARCHITECT STUDIO
studio@dcarchitectstudio.com
www.dcarchitectstudio.com

Victory Hills N.A. (VHL)
Attn: John C. Barnes
1805 Princeton Dr. SE
Albuquerque, NM 87106

Re: Neighborhood Notification Letter

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Albuquerque, NM 87106

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Principal - DC Architect Studio



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studio@dcarchitectstudio.com
www.dcarchitectstudio.com

Victory Hills N.A. (VHL)
Attn: Juan Larranaga
1205 Vassar SE
Albuquerque, NM 87106

Re: Neighborhood Notification Letter

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Albuquerque, NM 87106

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Principal - DC Architect Studio



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District 6 Coalition of N.A.'s
Attn: Nancy Bearce
600 San Pablo St. NE
Albuquerque, NM 87108

Re: Neighborhood Notification Letter

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District 6 Coalition of N.A.'s
Attn: Claude L. Lewis
465 Jefferson NE
Albuquerque, NM 87108

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Sincerely,

Devin Cannady
Principal - DC Architect Studio

January 7, 2010

Re: Sandia Collision Proposed Development Criteria

Project Address: 1515 Yale Blvd. SE
Albuquerque, NM 87106

Legal Description: Lot 12, Block 4, Clayton Heights Subdivision

Dave Ballantine, Owner of Sandia Collision is proposing to develop a piece of property on the Northeast corner of Yale and Anderson. The property consists of approximately half an acre of land currently and is currently housed by Project Share, a food bank feeding the homeless. The proposed development would relocate the project share facility to a yet to be determined location.

Sandia Collision currently resides at 1601 Yale Blvd. SE and has been in business in Albuquerque for over 23 years. This collision repair facility opened within the neighborhood in 1986. Mr. Ballantine currently resides in the neighborhood where he has lived for over 15 years and holds strong ties to the community. Mr. Ballantine would like to keep the business located in the area and thus looked to the adjacent property for expansion. The facility is a certified Lexus repair facility and has accounts with major insurance agencies including farmers, state farm, progressive, 21st century & travelers. The business has experienced strong growth in the past several years, thus is in need of an expansion to their facilities in order to keep up with their successful workload.

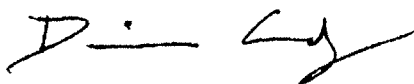
The intent is to develop the proposed property in a similar fashion to the existing facility. The current layout and building orientation provides a functional facility with a good community presence. The proposed facility would continue in this fashion meeting all of the required zoning ordinances for a collision repair facility while providing an upscale building appearance the neighborhood can be proud of.

It is the design teams intent to be mindful of the concerns the adjacent neighbors and community might have with a facility of this type, therefore we have taken the following steps to help ease the proposed facilities impact:

- A 7' high masonry wall is proposed around the perimeter of the secure parking yard. The gate to the yard is also being proposed as a solid material to screen the vehicles located in this yard.
- The secure yard is proposed to be a minimal footprint located at the rear of the building. This will eliminate overnight parking of vehicles to the Yale side of the property.
- A landscaped buffer is proposed at the rear property line adjacent to the neighborhood providing a generous buffer to the residential backyards.
- In order to limit the intensity of use on the property, the owner is proposing to relocate his business offices and provide finishing stages of collision repair at the proposed facility which encompass activities such as paint, wash & detail & alignment.

We hope that the community will find that the proposed facility will benefit the neighborhood by providing an upscale facility which will provide jobs and a service that is needed in the area.

Sincerely,



Devin Cannady

Principal - DC Architect Studio

332 Adams Street SE | Albuquerque, NM 87108 | 505.299.1111 Phone | 505.349.4167 Fax

7010 0290 0001 9260 5561

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 CLAYTON HEIGHTS/LOMAS DEL CIELO N.A.
 Street, Apt. No.,
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 City, State, ZIP+4
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PS Form 3800, August 2008 See Reverse for Instructions

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| Restricted Delivery Fee (Endorsement Required) | | \$0.00 | |
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Sent To
 KIRTLAND COMMUNITY ASSOCIATION
 Street, Apt. No.,
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Sent To
 CLAYTON HEIGHTS/LOMAS DEL CIELO N.
 Street, Apt. No.,
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 City, State, ZIP+4
 ALBUQUERQUE, NM 87125

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Sent To
 KIRTLAND COMMUNITY ASSOCIATION
 Street, Apt. No.,
 or PO Box No. 1401 ALAMO SE
 City, State, ZIP+4
 ALBUQUERQUE NM 87106

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 or PO Box No. **1805 PRINCETON DR. SE**
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Sent to
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 Street, Apt. No.,
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 City, State, ZIP+4
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7010 0290 0001 9260 5493

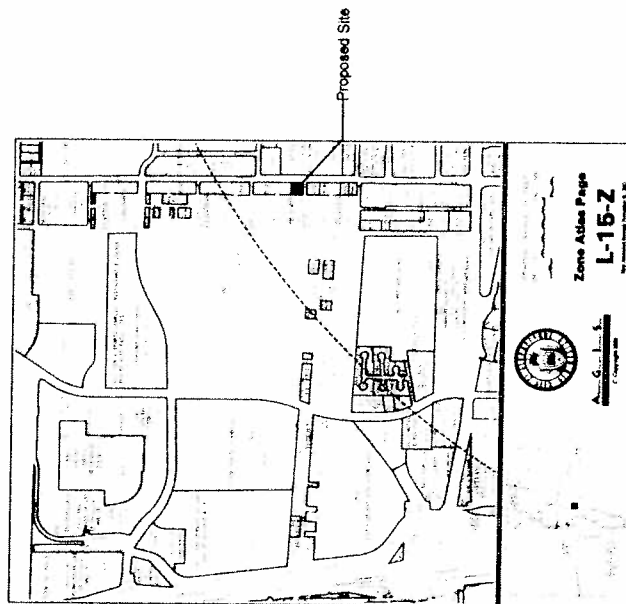
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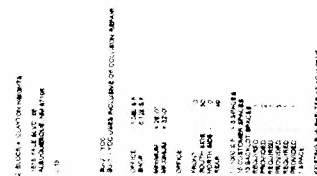
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 Street, Apt. No.,
 or PO Box No. **465 JEFFERSON NE**
 City, State, ZIP+4
ALBUQUERQUE NM 87108
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Collision Repair Specialists

CODE DATA



VICINITY MAP



AERIAL PHOTO



Sandia Collision
 1995, 1996, 1997
 Approved for NIA release
 only. No other
 Cover / Design Data

Zone Atlas Page
L-15-Z



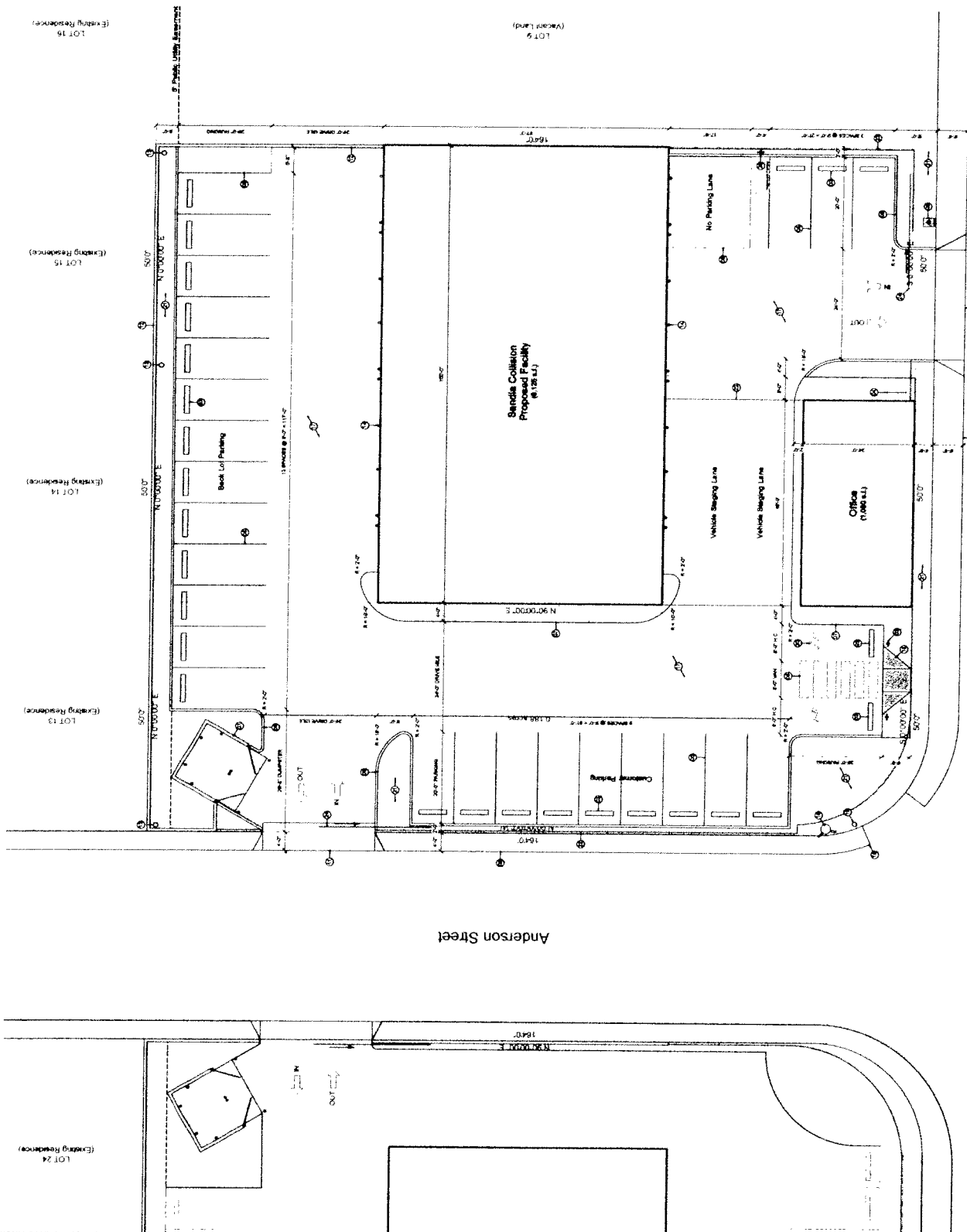
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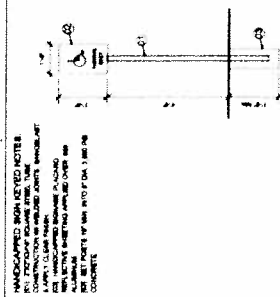
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dd ARCHITECT
DEVIN CANNADY
ARCHITECT STUDIO
900 Adams Street SE
Albuquerque NM 87108
505.299.1111 www
505.349.4167 www
searchliststudio.com

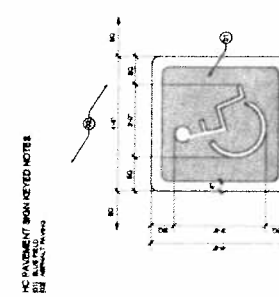
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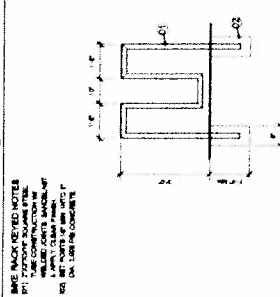
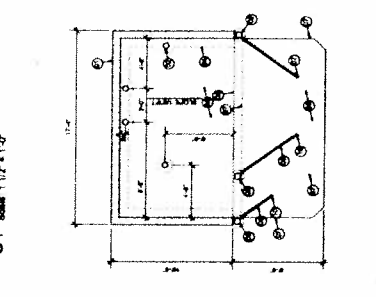
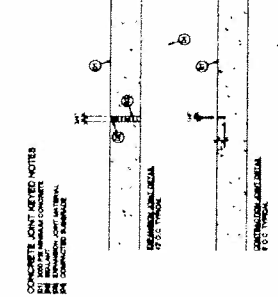
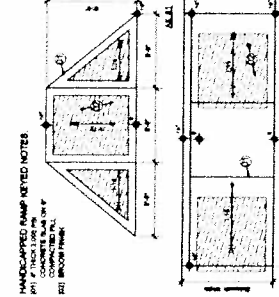




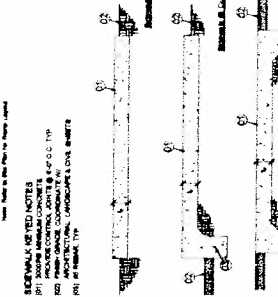
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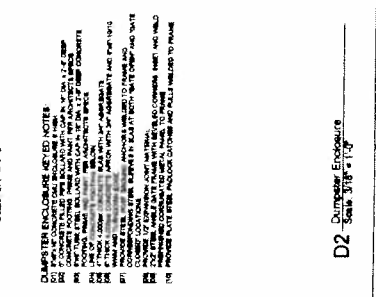
1. **Introduction**

A2 Bicycle Rack

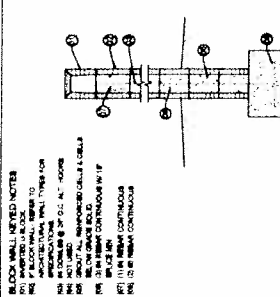
A-3 Accessible Flame **AL-22**



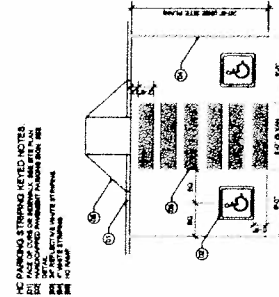
1. **Introduction**



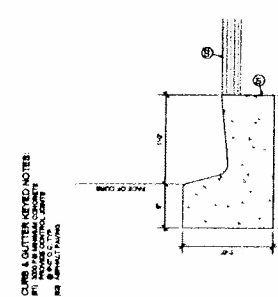
02 Dumpster Enclosure
Scale: 3/16" = 1'-0"

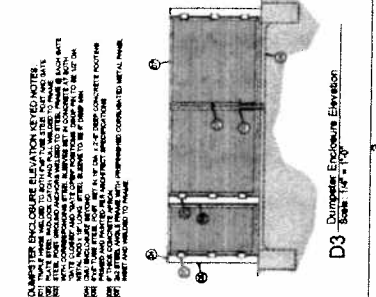


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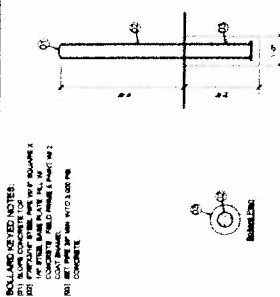


A 1 HC Parking Striping Detail

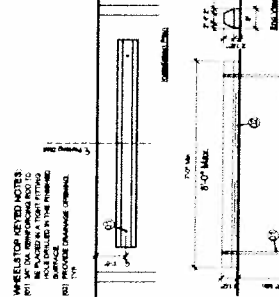




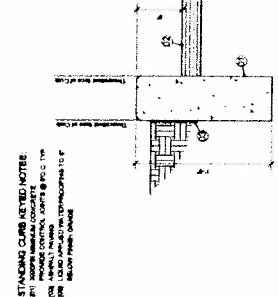
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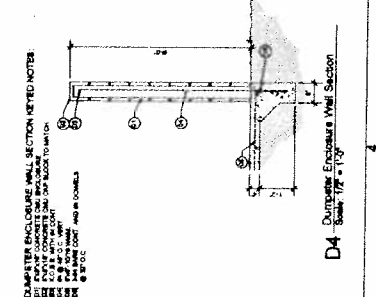
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Standing Curb

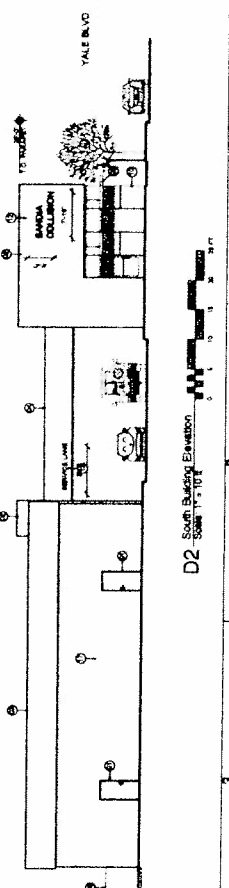
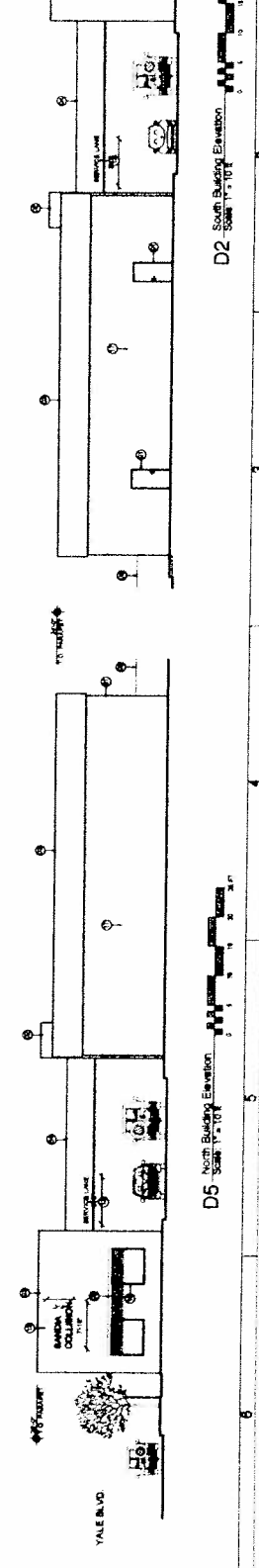
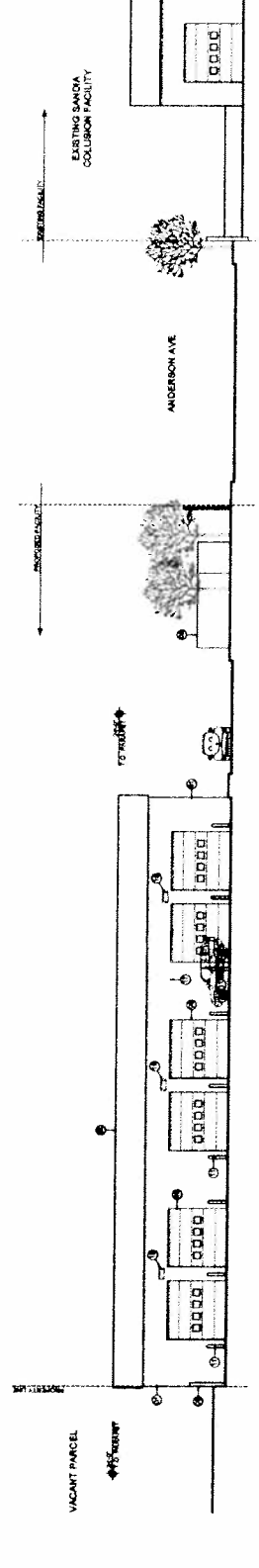
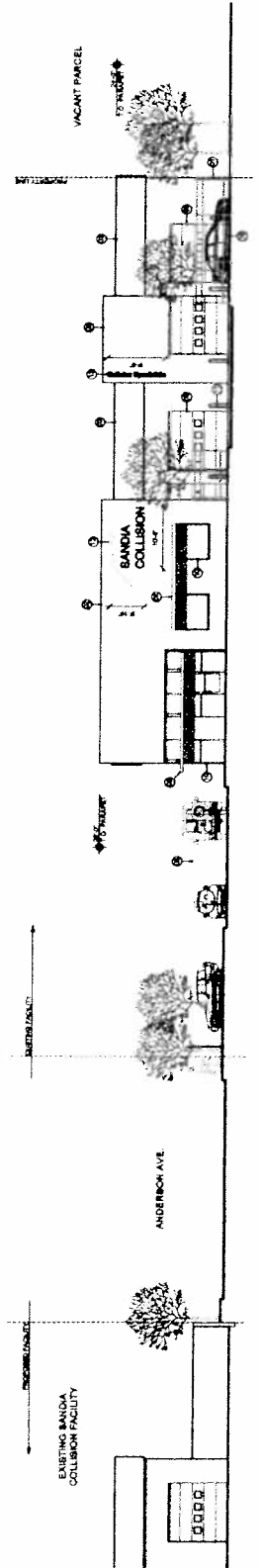
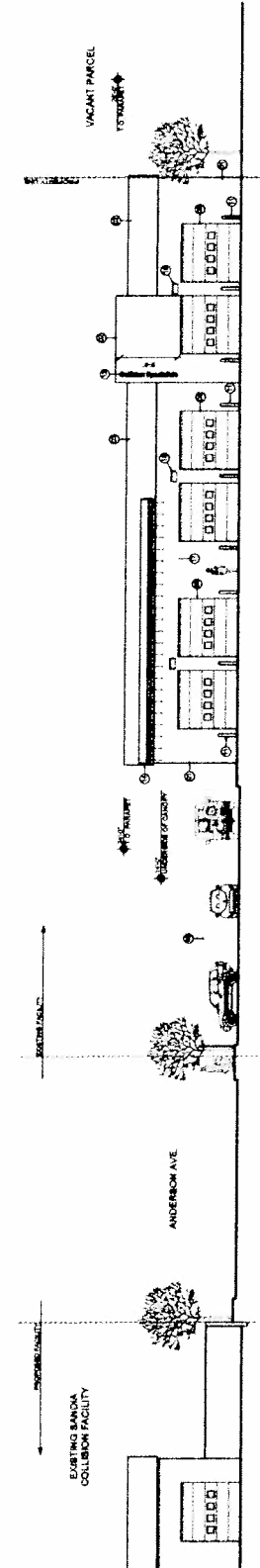


04 Composite Enclosure Wall Section
Scale: 1/2" = 1'-0"

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| 1 | ON 26 10 | Archie | Completed Planning & Construction | | | | |

dd ARCHITECT
DEVIN CANNARY
ARCHITECT STUDIO
1000 AGASS STREET SE
ALBUQUERQUE NM 87102
505.269.1111 PHASE
505.349.4167 FAX
carol@ddstudio.com

1. STANDARD ELEVATIONS - REMARKS - DATE
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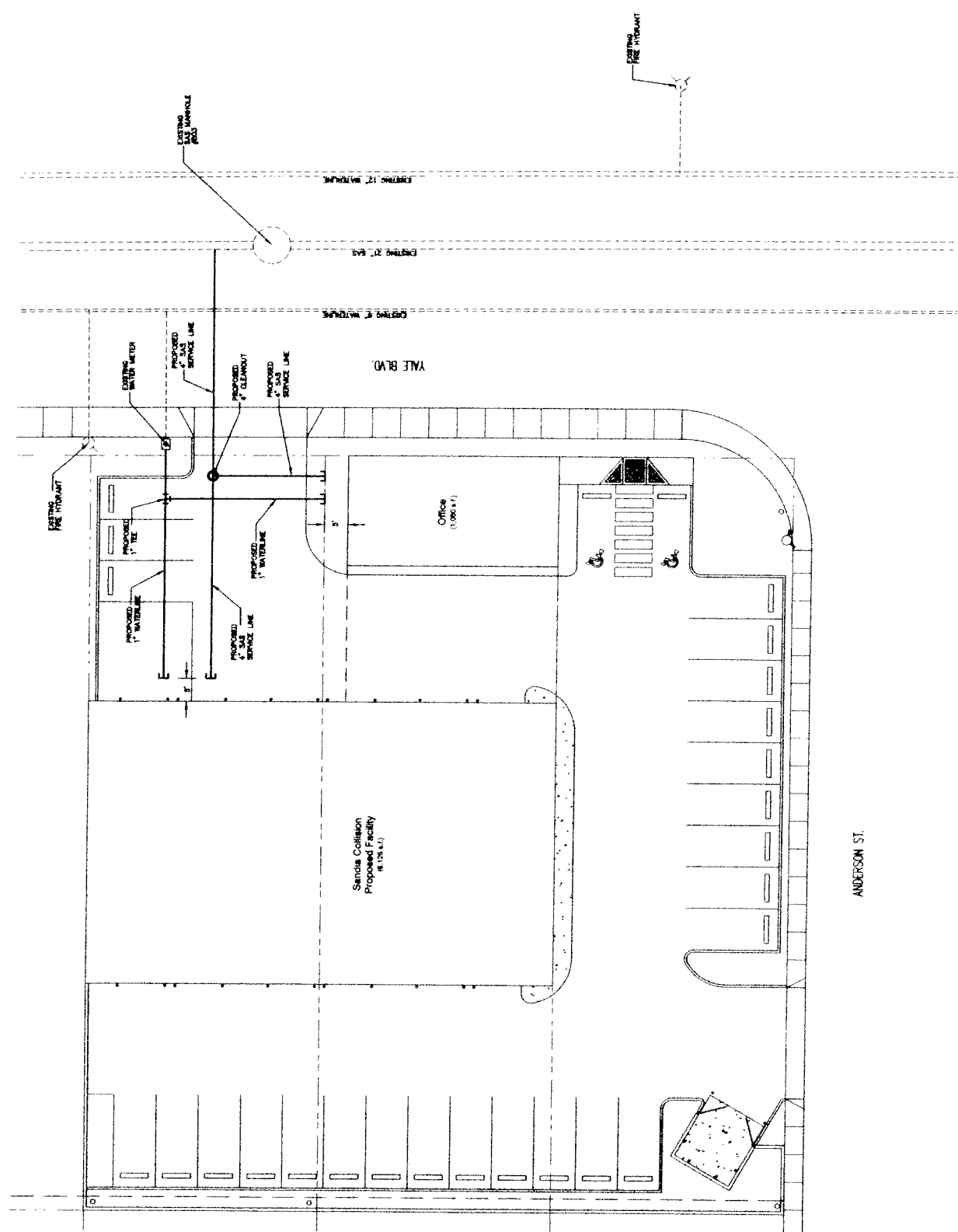
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Sandia Collision
1515 Yale Blvd. SE
Albuquerque, NM 87106

Conceptual Utility Plan

TRANSON ENGINEERING CONSULTANTS, INC.
1100 20th St. NE
Albuquerque, NM 87106
Phone: 505.871.1100
Fax: 505.871.1100

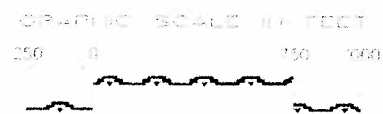
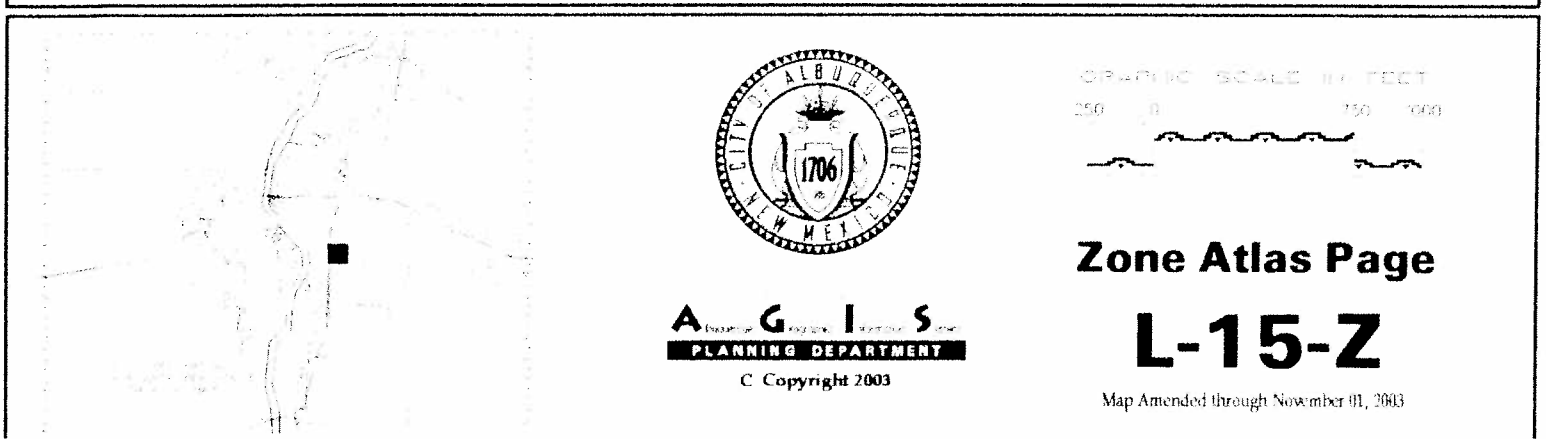
UTILITY PLAN
Scale: 1" = 10' - 0"



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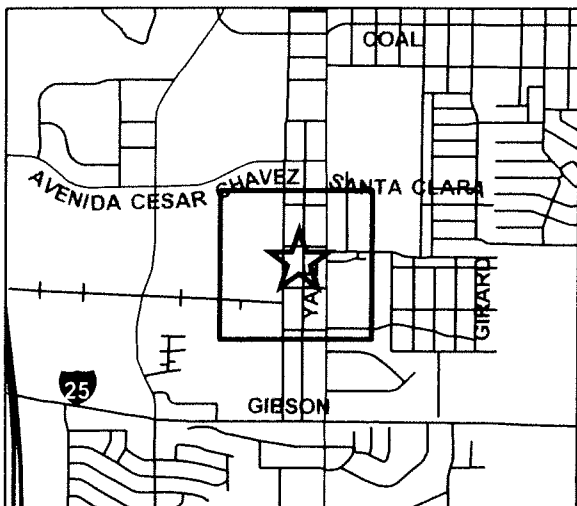
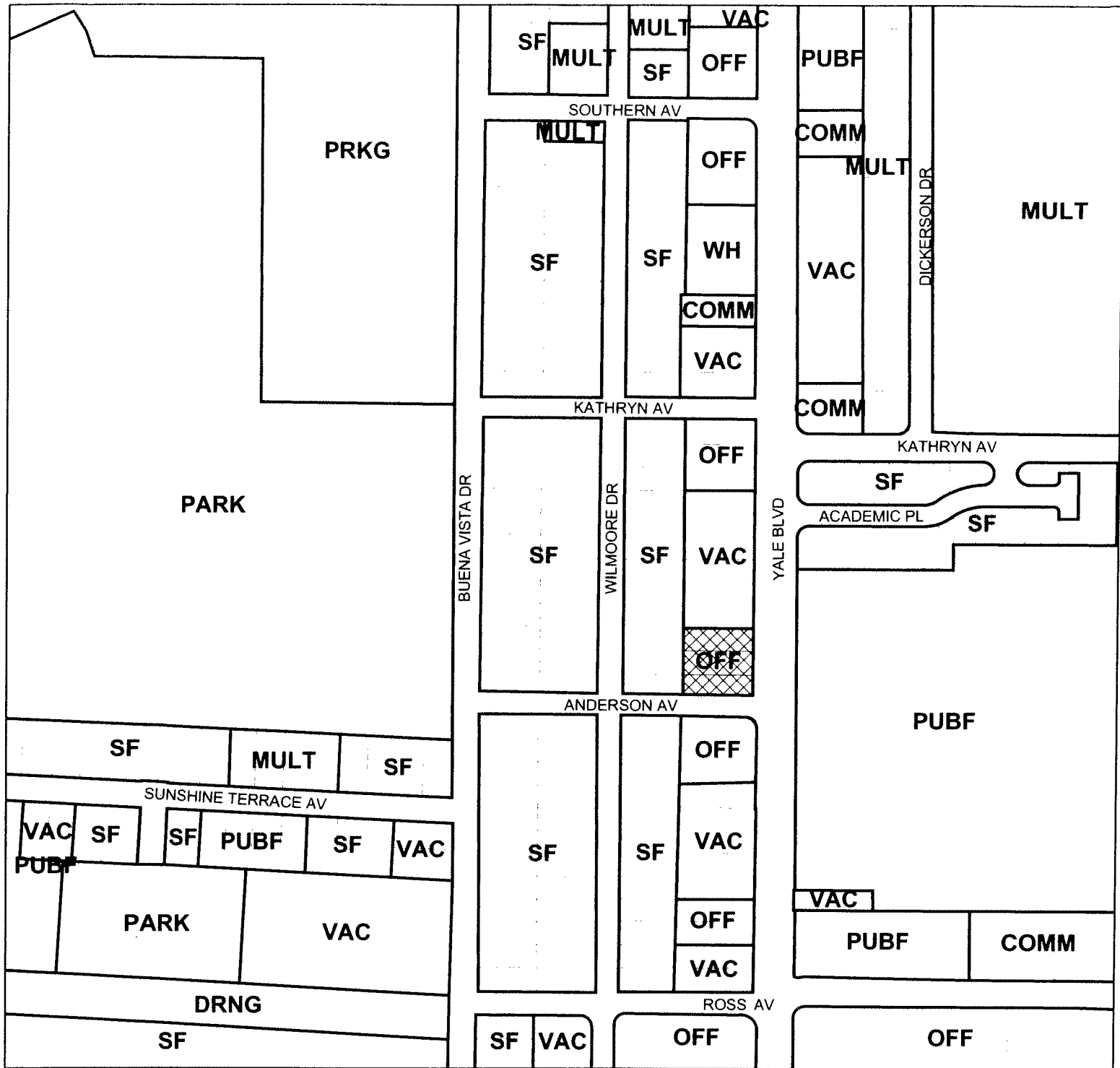
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L-15-Z

Map Amended through November 01, 2003

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LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



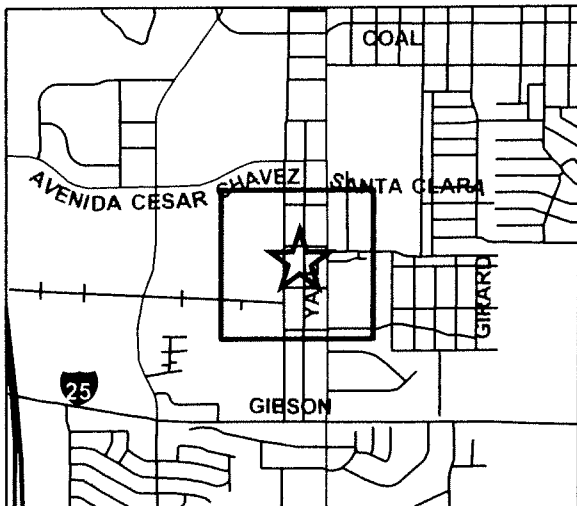
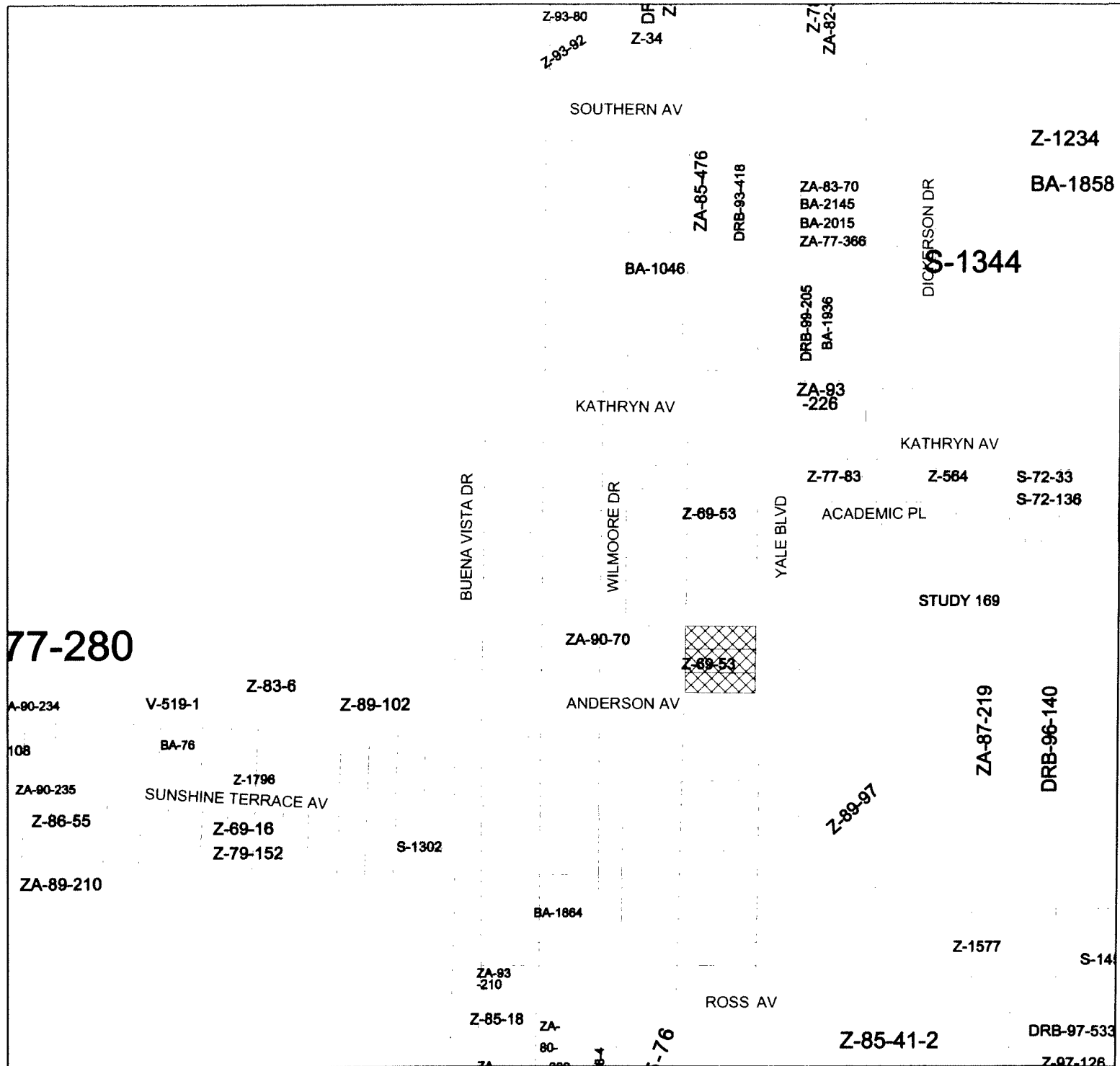
1 inch = 300 feet

Project Number:
1008326

Hearing Date:
06/10/2010

Zone Map Page: L-15

Additional Case Numbers:
10EPC-40023
10EPC-40024



HISTORY MAP

Note: Grey shading indicates County.

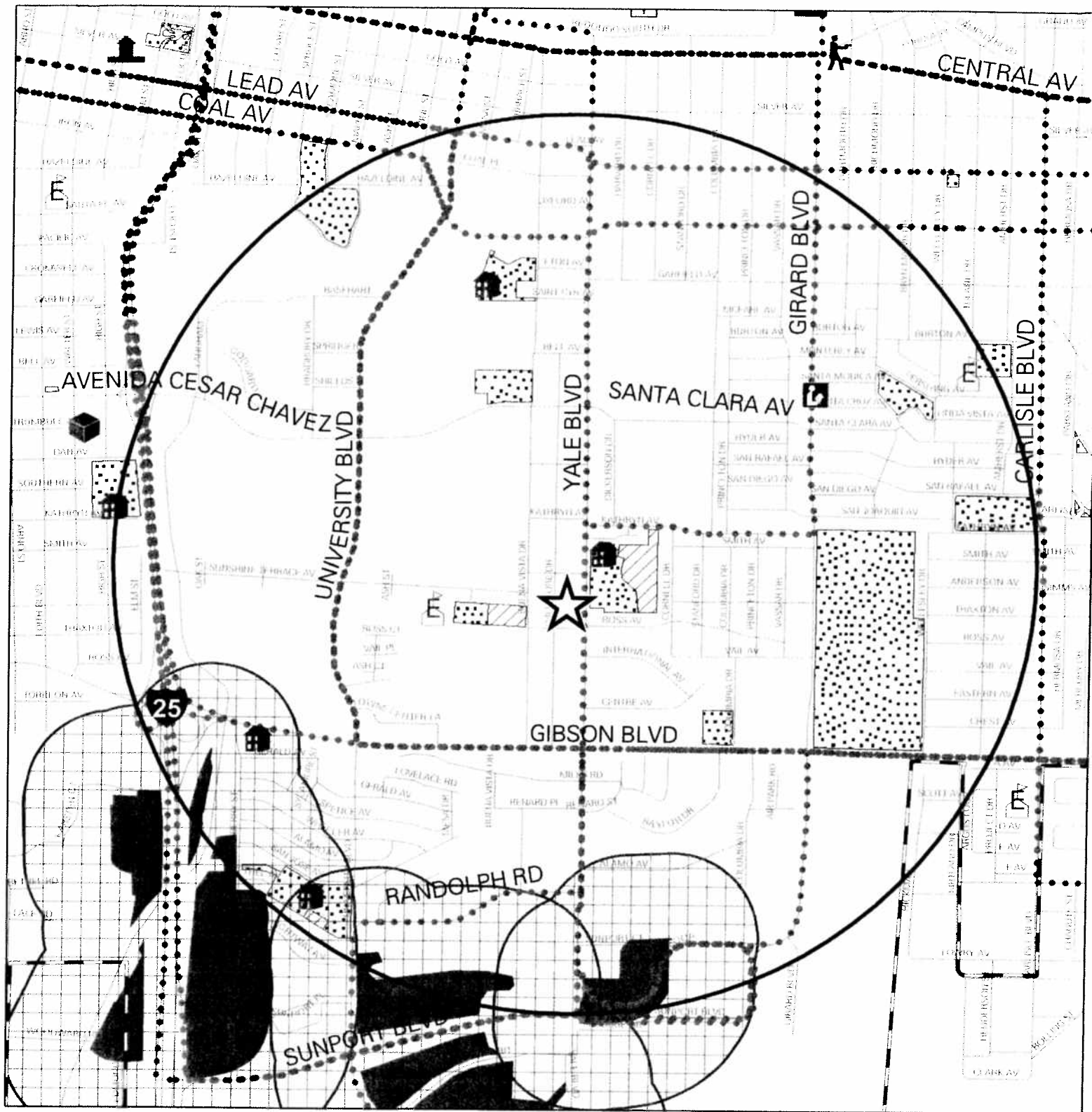


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Public Facilities Map with One-Mile Site Buffer

- | | | | |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Developed County Park |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Undeveloped County Park |
| SENIOR CENTER | SHERIFF | AGIS Jurisdiction | Developed City Park |
| LIBRARY | SOLID WASTE | Landfill Buffer (1000 feet) | Undeveloped City Park |
| MUSEUM | Landfills designated by EHD | | |



Project Number: 1008326

0 0.5 1 Miles

